

WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

WORKSHOP REPORT

August 4, 2008

0808-DP-11

Exhibit 1

PETITION NUMBER:	0808-DP-11	
SUBJECT SITE ADDRESS:	14911 Ditch Road	
PETITIONER:	Estridge Development Company, Inc.	
REQUEST:	Development Plan Review and Primary Plat Review of the addition of fourteen (14) lots to Centennial South.	
CURRENT ZONING:	AG-SF-1 (<i>Brookie PUD District pending</i>)	
CURRENT LAND USE:	Single-family Detached Dwelling, Agricultural	
APPROXIMATE ACREAGE:	6.75	
ASSOCIATED PETITIONS:	1. Staff Report	
EXHIBITS:	2. Technical Advisory Committee Letters	
	3. Petitioner's Exhibits	
STAFF REVIEWER:	Al Salzman	
ZONING HISTORY	0808-SPP-02	Primary Plat (<i>pending</i>)
	0808-PUD-02	Addition to Brookie PUD (<i>pending</i>)
	0505-SFP-11	Secondary Plat
	0501-DP-04	Development Plan Review
	0501-SPP-01	Primary Plat
	0407-PUD-05	Change in zoning – Planned Unit Development

PETITION HISTORY

The August 4, 2008 Workshop Meeting represents the first appearance of this petition before the Advisory Plan Commission.

PROCEDURAL

Development Plan Review petitions are not approved at Workshop Meetings. The public hearing for this petition is scheduled for August 18, 2008, at which time this petition will be eligible for approval.

DEVELOPMENT REQUIREMENTS

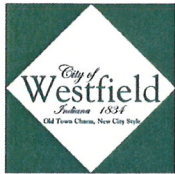
GENERAL

1. Zoning District Standards

Should the proposed amendment to the Brookie PUD be approved, the proposed development plan would comply with all applicable standards.

2. Overlay District Standards

The subject site is not located in any overlay zone.



3. Subdivision Control Ordinance

The submitted Primary Plat complies with all applicable terms of the Subdivision Control Ordinance.

4. Development Plan Ordinance

The proposal is compliant with all requirements of the Development Plan Review ordinance.

5. Comprehensive Plan Compliance

See Public Policies section below.

6. Street and Highway Access

Access to the proposed lots would be provided through a new proposed public street (as yet unnamed), which would be accessed from an existing public street (Montclair Lane) internal to the Centennial South PUD. This access configuration has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

No new access points to external public streets are proposed.

7. Street and Highway Capacity

Capacity of the internal Centennial South streets has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

8. Utility Capacity

Water and sewer capacity have been preliminarily reviewed by WPWD and found to be adequate. Detailed plans for the construction of site infrastructure will be submitted in conjunction with Secondary Plats.

The Hamilton County Surveyor's Office identified minor issues with the proposed detention area and drainage easements. These issues will be addressed in the construction documents that accompany secondary plat submittal, and do not need to be resolved prior to the August 18, 2008 public hearing.

9. Traffic Circulation Compatibility

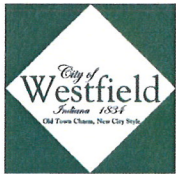
The internal traffic circulation of the subject site has been evaluated by WCD, WPWD and WFD, and has been preliminarily approved.

DEVELOPMENT REQUIREMENTS

- a. Site Access and Circulation
- b. Landscaping – WC 16.06 et al:
- c. Lighting – WC 16.07 et al:
- d. Signs- WC 16.08 et al:

FOR EACH DISTRICT

Compliant
Compliant with terms of Brookie PUD
Compliant with terms of Brookie PUD
None proposed



e. Building Orientation

Compliant with terms of Brookie PUD

f. Building Materials

Compliant with terms of Brookie PUD

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See "Finding of Fact" section below.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a "Secondary Arterial," and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8)-foot asphalt path within the right-of-way of Ditch Road.

The proposed Primary Plat associated with this Development Plan Review depicts the provision of a forty- (40) foot right of way, which would be consistent with the right-of-way dedicated in both the Centennial and Centennial South developments where they abut Ditch Road. WPWD has requested the petitioner dedicate the full sixty- (60) foot right-of-way recommended by the Thoroughfare Plan. This issue will need to be resolved prior to this item proceeding to a public hearing.

Submitted development plans depict the recommended 8' asphalt path.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site.

Water & Sewer System

Water and sewer service for the subject site would be provided through infrastructure installed as part of the Centennial South PUD.

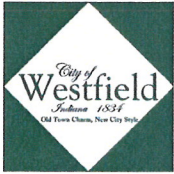
Annexation

The subject site is within the corporate boundaries of the City of Westfield.

FINDINGS OF FACT

1) The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan,

Staff finding: The Amended Westfield-Washington Township 2020 Plan includes the portion of the subject site in an area identified as "Existing Suburban." Development policies for the Existing Suburban (page 38) recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.



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2) The proposed development satisfies the development requirements specified in this ordinance.

The petition is compliant with the applicable development requirements.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

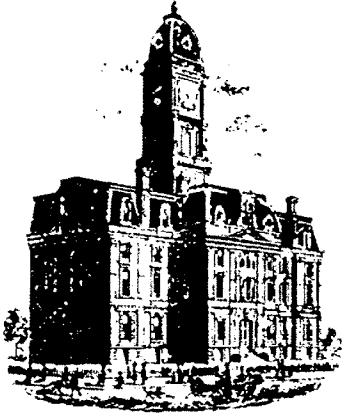
<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	07/01/08	-	Compliant
Demolition Plan	07/01/08	-	Compliant
Location Map	07/01/08	-	Compliant
Landscape Plan	07/01/08	-	Compliant
Lighting Plan	None	-	N/A
Building Elevations	None	-	N/A
Access & Circulation	07/01/08	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	03/03/08	Compliant
Fees	07/01/08	Compliant
Legal Description	07/01/08	Compliant
Consent Form	07/01/08	Compliant
Contact Sheet	07/01/08	Compliant
TAC	07/22/08	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	None	N/A

RECOMMENDATIONS

Forward this petition to the August 18, 2008 Advisory Plan Commission meeting for Public Hearing.

AFS



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

July 24, 2008

The Schneider Corporation
ATTN: Jamie Ford
8901 Otis Avenue
Indianapolis, IN 46216-1037
VIA E-MAIL: jford@schneidercorp.com

RE: Centennial South Expansion

Dear Mrs. Ford:

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on July 1, 2008 for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project falls in the Hinshaw Henley Regulated Drain Watershed.
3. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
4. Along with all other sections of Centennial, this new part of Centennial will be a Hamilton County Regulated Drain Subdivision. As part of the pervious agreements, the curblin SSD will remain private or under the jurisdiction of the City of Westfield and will not become part of the regulated drain system.
5. Please submit the following procedural items to this office, petition for regulated subdivision, outlet permit (Williams Creek Drain), subdivision non-enforcement agreement (Williams Creek Drain), engineer's estimate, and all associated bonds for 120% of construction cost. The applications are available on our website at <http://www.co.hamilton.in.us>, go to Departments, Surveyor, and Forms. The bonds will include storm sewers and monumentation.

6. The Hamilton County Stormwater Management Technical Standards Manual does not allow detention of residential lots (Section 302.05). Please look into ways to increase the detention volume to lower the 100 year elevation or reconfigure the basin layout to try to keep the detention up to the 100 year event in the common area. Also, please delineate the limits of the 100 year elevation in the dry detention basin.
7. Please show the emergency overflow weir and path for the dry detention basin.
8. HCSO Standards require SSD in dry detention areas or 2% cross-slope. Since the depth for connecting the SSD is limited by existing pipe (unless you can use Str. E134 with minimal cover), consider design of low flow channels between the inlets and the basin outlet.
9. Please change all applicable storm sewer details to Hamilton County Surveyor's Office Standard Details.
10. The width of the easement of the east side of lot 14 seems a little to narrow. HCSO will agree to the "offset" easement if we can get closer to say 9' and 21' on the pipe run.
11. Please revise the landscape plan to move the trees from on top of the regulated drain storm sewers. HCSO ideally would like to have no trees within 15' of the centerline of the pipe, but slight encroachments can be considered.
12. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

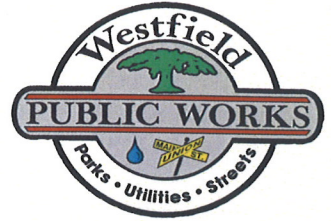
Sincerely,



Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Wes Rood – Westfield Public Works
Al Salzman – City of Westfield
Dave Lucas – HCHD
Brian Stump – Estridge Development

WESTFIELD PUBLIC WORKS



July 22, 2008

The Schneider Corporation
Attn: Mrs. Jamie Ford
8901 Otis Avenue
Indianapolis, IN 462016

BOARD OF PUBLIC WORKS
J. ANDREW COOK, MAYOR
JOHN B. HART, BOARD MEMBER
PATRICK TAMM, BOARD MEMBER

CHIEF ADMINISTRATIVE OFFICER
BRUCE A. HAUKE

DIRECTOR OF PUBLIC WORKS
KURT J. WANNINGER

RE: Centennial South Expansion Construction Plan Review

Dear Mrs. Ford:

The Westfield Public Works Department has reviewed the proposed construction plans for the above project and offers the following comments:

General

1. I have attached the original plans with our comments. Please provide one (1) set of revised plans showing our comments and revisions **along with our original marked-up set.**
2. The review checklist attached shows the deficient areas that need correction. Any item in green is acceptable. Any item in blue is not applicable. Any item in red/orange needs to be addressed.
3. Please provide 110% performance bonds for all public infrastructures. The bond application forms are attached and the bonds must be executed before any construction commences.
4. Please provide an electronic file of this project and note our digital as-built requirements.
5. Please note additional comments may be warranted at a later date.

Water

1. The water availability fees will be \$25,200.00. There is also a subsequent connector fee of \$13,357.18. These fees must be paid before the preconstruction meeting.
2. Please adjust the spacing of the fire hydrants so there is no more than 300' between each hydrant.
3. Please extend the water main so it wraps at least 75% of the cul-de-sac.

4. No water main shall be within eight (8) feet of a sanitary sewer manhole, a storm sewer manhole or a drainage grate support structure as measured from the outside edge of the water main to the outside edge of the sanitary sewer manhole, storm sewer manhole, or drainage grate support structure. Please pull the water main back so it lies underneath the sidewalk. This will allow for enough clearance.
5. There are a few lots that appear to have been removed. Please indicate on the plans what is going to be done with the laterals that are already stubbed.
6. Please add details for a $\frac{3}{4}$ dual water meter and pit, $\frac{3}{4}$ water meter and pit, and the double water service.

Sanitary Sewer

1. The sanitary sewer availability fees \$49,000.00. This must be paid before the preconstruction meeting.
2. Please add a note stating that all sanitary sewer laterals must have locate wire run when installing.
3. Please indicate on the plans the sanitary sewer extension must be bored under Montclair Drive.
4. Please add type #2 cleanouts for laterals over 100' in length.
5. Please add details for MH spacer rings, jacking and boring, and type #1 and #2 cleanouts.

Storm Sewer

1. Please add chapters 400 and 500 from the Westfield Stormwater manual to your specification sheets.
2. Please provide a copy of the HCSO outlet permit and subdivision non-enforcement.
3. Please show distance and slope for all drainage swales.
4. Please add a note stating all subsurface drain tiles shall be double wall and smooth bore.
5. Please replace the flared end sections with beehives and pipe them together instead of dumping everything into a swale.

Erosion Control

1. Please note that the erosion control plan must be executed before any construction commences.
2. Please dedicate an area for soil stockpiling on the plans. Provide silt fence around this area.
- X 3. The staging area must be stoned with 3" coarse aggregate. Additionally the construction entrance and staging area must be maintained throughout the construction process.
4. Please provide a detail for the staging area and additional notes for maintenance.
5. Please provide legend symbol for staging area.

6. The earthen mounds on the north side of the construction area must be seeded and an erosion control blanket needs to be applied.

X 7. Please provide the publisher's affidavit. We need a copy of the newspaper clipping.

Streets

1. Please widen the road to be 31' from back of curb to back of curb.
2. Please provide right of way instead of an easement.
3. Ditch Road is a secondary arterial and needs a 60' half of right of way.
4. Please provide an 8' asphalt trail along the frontage of Ditch Road.
5. Please provide the radius for the cul-de-sac. Please provide a separate detail to show how the island will be constructed.
6. Please provide WPWD with an auto turn file showing the fire department's largest vehicle cleaning making a turn around.
7. Please provide Westfield's current detail G-07. In order to have the trees within the right of way there needs to be a second **non-perforated** drain tile installed. All SSD's must be double wall smooth bore. In lieu of the non-perforated drain tile the trees may be placed outside the right of way.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit eight (8) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Pete White
Plan Reviewer
Development/Construction
pwhite@westfield.in.gov

Cc: Al Salzman, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO
Mark McCauley, HCSWD